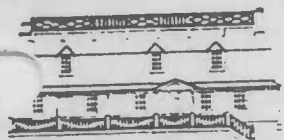


MARYLAND  
HISTORICAL



TRUST

William Donald Schaefer  
Governor

Jacqueline H. Rogers  
Secretary, DHCD

INDIVIDUAL PROPERTY/DISTRICT  
MARYLAND HISTORICAL TRUST  
INTERNAL NR-ELIGIBILITY REVIEW FORM

Property/District Name: George W. Hilton Farm Survey Number: M-13-18

Project: 2222 Ridge Rd, Montgomery Co. Agency: SHA

MD 27 from MD 355 to MD 80  
Site visit by MHT Staff: ☒ no ☐ yes Name \_\_\_\_\_ Date \_\_\_\_\_

Eligibility recommended \_\_\_\_\_ Eligibility not recommended ☒

Criteria: ☐ A ☐ B ☒ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Justification for decision: (Use continuation sheet if necessary and attach map)

Information submitted with the project indicates that the property does not meet Criteria for individual listing. This farmstead lacks sufficient integrity for listing. It is in severely deteriorated condition as <sup>documented</sup> demonstrated by photos and description in project file.

Documentation on the property/district is presented in: Inventory Form - 13-18

Prepared by: Rita Suffness, SHA → Beth Hannold

Lois Synderman, Consultant Date 8/30/91  
Reviewer, Office of Preservation Services

NR program concurrence: ☒ yes ☐ no ☐ not applicable

R. Synderman Date 30 Aug 91  
Reviewer, NR program

95

Survey No. 14-13-18

**YLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA - HISTORIC CONTEXT**

**I. Geographic Region:**

<input type="checkbox"/> Eastern Shore	(all Eastern Shore counties, and Cecil)
<input type="checkbox"/> Western Shore	(Anne Arundel, Calvert, Charles, Prince George's and St. Mary's)
<input checked="" type="checkbox"/> Piedmont	(Baltimore City, Baltimore, Carroll, Frederick, Harford, Howard, Montgomery)
<input type="checkbox"/> Western Maryland	(Allegany, Garrett and Washington)

**II. Chronological/Developmental Periods:**

<input type="checkbox"/> Paleo-Indian	10000-7500 B.C.
<input type="checkbox"/> Early Archaic	7500-6000 B.C.
<input type="checkbox"/> Middle Archaic	6000-4000 B.C.
<input type="checkbox"/> Late Archaic	4000-2000 B.C.
<input type="checkbox"/> Early Woodland	2000-500 B.C.
<input type="checkbox"/> Middle Woodland	500 B.C. - A.D. 900
<input type="checkbox"/> Late Woodland/Archaic	A.D. 900-1600
<input type="checkbox"/> Contact and Settlement	A.D. 1570-1750
<input type="checkbox"/> Rural Agrarian Intensification	A.D. 1680-1815
<input type="checkbox"/> Agricultural-Industrial Transition	A.D. 1815-1870
<input type="checkbox"/> Industrial/Urban Dominance	A.D. 1870-1930
<input type="checkbox"/> Modern Period	A.D. 1930-Present
<input type="checkbox"/> Unknown Period ( <input type="checkbox"/> prehistoric <input type="checkbox"/> historic )	

**III. Prehistoric Period Themes:**

<input type="checkbox"/> Subsistence
<input type="checkbox"/> Settlement
<input type="checkbox"/> Political
<input type="checkbox"/> Demographic
<input type="checkbox"/> Religion
<input type="checkbox"/> Technology
<input type="checkbox"/> Environmental Adaption

**IV. Historic Period Themes:**

<input type="checkbox"/> Agriculture
<input checked="" type="checkbox"/> Architecture, Landscape Architecture, and Community Planning
<input type="checkbox"/> Economic (Commercial and Industrial)
<input type="checkbox"/> Government/Law
<input type="checkbox"/> Military
<input type="checkbox"/> Religion
<input type="checkbox"/> Social/Educational/Cultural
<input type="checkbox"/> Transportation

**V. Resource Type:**

Category: Buildings

Historic Environment: Rural

Historic Function(s) and Use(s): Farmstead

Known Design Source: —

CAPSULE SUMMARY

SITE NAME: Hilton Farm

SITE NUMBER: #13/18

APPROXIMATE BUILDING DATE: c. 1904

LOCATION: 22222 Ridge Road, Germantown, Maryland 20874

The Hilton Farmhouse is a large 2 1/2 story, four-bay clapboarded late-Victorian frame structure with a side-gabled roof covered with raised-seamed metal; it rests on a stone foundation and the windows are one/one double sash. Window and door surrounds are plain. There are a number of outbuildings on the site, the most important of which is an early 20th century metal-roofed bank barn covered with vertical plank siding.

## SITE INFORMATION

M: 13-18

Site Name: George W. Hilton Farm

Site Number: 13-18

County Tax Account Number: 23147

Name and Address of Property Owner:

Kingstead Manor Joint Venture  
7979 Old Georgetown Road  
Bethesda, MD 20814

Master Plan Recommendation:

### Historic Preservation Ordinance Criteria

(1) *Historical and cultural significance.* The historic resource:

- ☒ a. Has character, interest or value as part of the development, heritage or cultural characteristics of the county, state or nation;
- ☐ b. Is the site of a significant historic event;
- ☒ c. Is identified with a person or group of persons who influenced society;
- ☒ d. Exemplifies the cultural, economic, social, political or historic heritage of the county and its communities.

(2) *Architectural and design significance.* The historic resource:

- ☒ a. Embodies the distinctive characteristics of a type, period, or method of construction;
- ☐ b. Represents the work of a master;
- ☐ c. Possesses high artistic values;
- ☐ d. Represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☒ e. Represents an established and familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape.

Environmental Setting Recommendation:

The environmental setting should be approximately rectangular in shape and bounded by:

Ridge Road on the east;  
the row of trees and shrubs behind the outbuildings on the west;  
the top of the ridge behind the outbuildings to the north; and  
to the row of trees and the fence approximately 150-200 yards  
from the house on the south.

The setting would include all of the outbuildings as well as the driveway from Ridge Road to the house.

George W. Hilton Farmhouse (13-18)  
Structural Analysis and Estimate of Costs

prepared by

Hank Handler  
Oak Grove Designs  
19501 Georgia Avenue  
Brookeville, Maryland 20833  
(301) 774-0485

Analysis of structural problems:

The structural condition of the Hilton farmhouse is remarkably good for having stood open and vacant for a long time. Its sound condition can be attributed to the standing-seam tin roof which is for the most part intact. There are, however, a few areas of decay due to failures of the existing roof system. On the southwest face of the house a roofing problem has resulted in water running down the wall on the inside of the house. This condition has existed for quite some time as the signs of decay are easily visible from the exterior of the house.

Costs to correct structural problems:

Repair of the damage to the southwest wall is likely to involve rebuilding at least half of this side from the foundation to the roof. The rebuilding of the wall would include replacing all structural elements--sills, studs, headers and perhaps joist ends and some roof framing--as well as replacing nonstructural elements, such as siding, fascia, soffit and cornice detailing, and windows and window trim. The costs to correct this structural problem, including these nonstructural elements would be approximately \$20,000.

Except for the southwest wall, the structure of the Hilton farmhouse is sound and there does not appear to be any termite damage.

Costs to repair and stabilize the exterior:

Nonstructural exterior areas where complete rebuilding is necessary are the two porches and the three chimneys. The cost to rebuild the porches would be about \$17,000 each; the chimneys would cost about \$4,000 each. The tin roof and gutters, as well as, the wood shingles on the pedimented gable ends, need to be replaced at a total cost of \$28,000.

M: 13-18

The windows need to be either replaced or repaired. Most of the sashes are there and if they were repaired, the exterior and interior trim would not need to be replaced. The cost to repair, reglaze and weatherstrip the windows would be about \$25,000. If the windows were replaced, the initial expense would be less, however, the need to replace both exterior and interior trim would add considerably to that cost.

Finally, the cost of repairing and replacing the exterior doors, including those for the basement, would be about \$6,000; scraping and repainting the exterior facade, about \$25,000. The total costs involved in repairing, weatherizing, and stabilizing the exterior structure, including, porches, chimneys, roofing systems, windows, doors, and exterior painting would be approximately \$130,000.

Costs to renovate the interior:

In order to make the Hilton farmhouse habitable as a single-family residence, the interior must be completely renovated. The kitchen and all the bathrooms would need to be redone at a cost of roughly \$75,000. All mechanical systems, heating, electrical, and plumbing, would have to be replaced for approximately \$50,000. A concrete floor, new stairs, and the removal of an asbestos-covered boiler in the basement would cost \$10,000.

The cost to repair or replace the interior trim, doors and millwork and to sand the floors would be about \$35,000; rebuilding the fireplaces, insulating, plastering and painting the interior would cost \$50,000. The total costs involved in renovating the interior of the Hilton farmhouse comes to \$220,000.

## INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

George W. Hilton Farm

AND/OR COMMON

**2 LOCATION**

STREET &amp; NUMBER

22222 Ridge Road

CITY, TOWN

Germantown

VICINITY OF

CONGRESSIONAL DISTRICT

6

STATE

Maryland 20874

COUNTY

Montgomery

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input checked="" type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES RESTRICTED	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> OTHER

**4 OWNER OF PROPERTY**

NAME

Kingstead Manor Joint Venture

Telephone #: (301) 972-3262

STREET &amp; NUMBER

7979 Old Georgetown Road

CITY, TOWN

Bethesda

VICINITY OF

STATE, zip code  
Maryland 20814**5 LOCATION OF LEGAL DESCRIPTION**COURTHOUSE  
REGISTRY OF DEEDS, ETC

Montgomery County Courthouse

Liber #: 8053

Folio #: 194

STREET &amp; NUMBER

CITY, TOWN

Rockville

STATE  
Maryland**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE Montgomery County Locational Atlas of Historic Sites

DATE

1976

☐ FEDERAL ☐ STATE ☒ COUNTY ☐ LOCALDEPOSITORY FOR  
SURVEY RECORDS M-NCPPC

CITY, TOWN

Derwood

STATE  
Maryland

**7 DESCRIPTION**

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

---

 DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE
 

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The Hilton farmhouse is a large 2½ story, four-bay clapboarded late-Victorian frame structure with a side-gabled roof covered with raised-seamed metal; it rests on a stone foundation and the windows are one/one double-hung sash. Window and door surrounds are plain.

The symmetrical main block, which faces north, has a one-story, shed-roof screened porch which covers the full width of the facade; it rests on brick piers with latticework infill. Originally supported by classical columns, most of the columns are now missing. A centered second-story gable features a shuttered window and scalloped shingles, the same shingles decorate all gable ends. There is an interior chimney at the west end of the roof ridge.

The main facade has two entrances, one in the east bay to the dining room and the other in the west bay to the kitchen.

At the south elevation there is a 2½ story, two-bay, gable-roof wing extending to the rear from the southeast corner of the main block. The wing has an outside chimney with a corbelled cap, double windows at the gable end, and an entrance in the westernmost bay. There is a shingled overhang at the second story. A one-story, hipped-roof, enclosed porch partially fills in the ell where the main block and the wing meet, at the southwest corner of the house; entrance to the porch is on the west elevation.

The asymmetrical east facade, which faces Ridge Road, features a two-story, semi-hexagonal projecting bay at the northwest corner; there are scalloped shingles and a Palladian window in the gable which caps the bay. Two one-story projecting bays have been added to the east facade, one on either side of the entrance. They are enclosed by six/six double-hung windows. One bay is attached to the southernmost side of the two-story bay and the other is at the southeast corner of the facade. A metal-covered shed roof extends across the entranceway and the two one-story bays, creating another porch.

The entrance on the east facade leads to a central stairhall; the parlor is to the left and the dining room to the right. A second, more narrow stairway to the second floor is located in the kitchen at the rear of the dining room. There are four bedrooms and a bath on the second floor.

(continued)



Interior doors have bullseye corner blocks and architrave surrounds and there are several simple wooden mantels.

There are a number of outbuildings on the site, the most important of which is an early twentieth century metal-roofed bank barn covered with vertical plank siding and resting on a stone foundation; its windows are outlined with paint and there are one-story additions at both gable ends.

The county's remaining barns are a significant part of its cultural heritage because they illustrate the important role which agriculture played in the county's growth and the factors which influenced agricultural development. The bank barn and the dairy barn represent two distinct (but overlapping) phases in that development:

"For nearly 200 years, the barn was the most obvious structure in the Montgomery County landscape. The County was overwhelmingly rural in 1900, and, as late as 1950, 67% of its land area was still farmland...The typical late 19th century barn was a large bank barn...built into a hill or bank, so that the stabling area for horse, cows, mules, pigs, and other animals was on on the lower level and opened directly to the outdoors; yet the enormous hayloft above could be entered on the opposite side of the barn also at ground level or up a slight ramp...Barns built well before 1900 were sheathed with a vertical board-and-batten siding, and were ventilated by air entering doors and windows and rising to exit through wood louvered windows high in the walls of the hayloft or up through wood cupolas on the roof ridge. By 1900, barn builders were eliminating the battens and louvers and were allowing air to enter through spaces between the vertical siding...Prior to the 1920s, Montgomery County barns were topped with gable roofs covered with wood shingles. By the 1930s sheet metal was being applied over or in place of the shingles on most barns..."<sup>(1)</sup>

The dairy barn on the property illustrates the influences which began to change the nature of the dairy industry in Montgomery County in the 1920s, as more stringent health regulations forced county dairy farmers to replace the all-purpose bank barn with more modern dairy facilities:

"A major transition in barn design occurred during the 1920s...a result of several factors: the rise of dairy farming as a major industry, the stricter regulations imposed on dairy barns, the introduction of a new type of roof structure, the increased use of concrete block...By 1922, sanitation standards had become more important and ...By 1930...many farmers were constructing examples of the new, sanitary barn...Devoted solely to the milking of cows, they have concrete milking floors with haylofts above. They are not bank barns, but are all on one level.

The walls of the barn are built of molded concrete blocks rusticated, {in some cases} rock-faced in other examples...Attention was paid to aesthetics by providing blocks of contrasting color for window and door surrounds and quoins at corners...The interiors...were made as sanitary as possible through the use of a concrete floor with manure trough, plastered walls and ceilings finished with tight fitting boards...gambrel roofs shelter unobstructed haylofts...steel cupolas (provided ventilation)...The 'home-built wood cupola' was spurned...Concrete blocks were preferred to wood because they could provide smooth, clean interior walls. They also were readily available by the 1930s and, unlike poured concrete, they required a minimum of skill to use. Thus throughout the 1930s and for decades afterwards, concrete blocks were used for cattle barns."<sup>(2)</sup>

The dairying complex on the Hilton farm includes the clapboard-and-concrete-block, metal-roof dairy barn (probably erected about 1923), a tile-covered, hipped-roof equipment building, and twin tile-covered silos, one of which has dormer windows at its peak.

Other outbuildings date from the early-mid twentieth century and include a double corn crib and machine storage shed with cat-slide roof, also covered with vertical plank siding; a shed-roof, vertical-sided hen house; and a number of smaller outbuildings (built with vertical plank siding or concrete block, with shed or gable roofs) used for equipment storage or livestock.

The Hilton farmhouse is in a deteriorated condition, as are some of the outbuildings.

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#### Footnotes

1. A. Rebeck, "Twentieth Century Barns in Montgomery County", pps.2-5.
2. Ibid.

# 8 SIGNIFICANCE

M: 13-18

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY: _____)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES c.1904

BUILDER/ARCHITECT Edward Maurice Beall (builder)  
(architect unknown)

## STATEMENT OF SIGNIFICANCE

The Hilton Farm is historically significant because it is an intact early twentieth century farm complex which is representative of the county's "golden age" of farming, from the mid-nineteenth to the mid-twentieth century<sup>(1)</sup>. In addition, several of its owners have been members of prominent county families, or have, individually, gained prominence in the community. Architecturally, the Hilton farmhouse is significant as a late-Victorian vernacular dwelling which, because of its substantial size, reflects a degree of prosperity which sets it apart from more modest early farmhouses. It is also a prominent visual feature in the neighborhood and one of a rapidly-dwindling number of such early structures in the area.

The Hilton farmhouse is located on part of approximately 250 acres which Charles Riggs Purdum acquired in 1837 from Basil Waters.<sup>(2)</sup> Purdum (who was the great-grandfather of the Kings who owned the property in the 1970s and 1980s) died in 1864, leaving the property to his widow, Margaret. The Martenet & Bond map for 1865 shows Margaret Purdum's dwelling.

In 1868, after Margaret Purdum's remarriage, the property was ordered sold under a court order, with the proceeds to be divided among Purdum's eight children. Thomas Anderson was appointed trustee for the sale of Purdum's property, described as "200-250 acres, with a comfortable dwelling, a barn, and two tobacco houses...worth \$20 an acre." The property was divided into three lots and lot #1, containing 124 acres (part of two tracts known as "The Resurvey of Locust Levels" and "The Addition to Brooke Grove") was sold to George W. and Frances C. Hilton for \$35.50 an acre, one quarter acre was reserved for a graveyard. The dower lot, which was reserved for Purdum's widow, contained 36 1/2 acres and a one-bay, two-story, gable-roof dwelling.<sup>(4)</sup>

(continued)

CONTINUE ON SEPARATE SHEET IF NECESSARY

An improvement of \$372 appears on the tax records for Hilton's property in 1876, indicating that he may have erected a house by then; the 1878 Hopkins Atlas also shows him as owning property in the area.<sup>(5)(6)</sup>

George Hilton, who probably erected the original house on the site, was a prosperous businessman and farmer who also served in the state legislature and held other public offices. Born in Laytonsville in 1823, Hilton began his career as a school teacher; in 1847 he was appointed to his first public post, as "Deputy Sheriff and Collector". Hilton served two terms in the legislature, from 1869 to 1875, and, in 1877, was appointed by the Governor to the Board of Control and Review, which set tax assessments.

Hilton "engaged in merchandising" in Damascus from 1852-1858. In 1859 he purchased property in Clarksburg, moved there, and opened a new business. The 1865 Martenet and Bond Map shows George W. Hilton as the owner of a dwelling and store on Clarksburg's Main Street. As T.H.S. Boyd comments in his history of Montgomery County (written in 1879):

"By energy and enterprise, combined with strict business integrity, (Hilton) succeeded in establishing a large and profitable business (in Clarksburg), which he conducted until 1872, when he turned his attention to agricultural pursuits. Having purchased four tracts of land adjacent to the village of Clarksburg he set about renovating and improving them.....Mr. Hilton finds ample opportunity for the display of his spirit of enterprise in the improvement and beautifying of his lands and tenements, having erected several handsome dwellings in Clarksburg....."<sup>(7)</sup>

The original farmhouse on the site may have been one of the "handsome dwellings" referred to by Boyd.

In 1880, Hilton sold all of lot #1 containing 124 acres to Edward L. Beall, a member of another prominent family in the area; Edward L. Beall died intestate about 1903. The 124 acre property was then sold to Edward L. Beall's son, Edward M. Beall, and, after Edward M. Beall's death in 1939, it was conveyed to his son, William M. Beall. In 1961, William M. Beall sold the property to Leslie King, who conveyed it to his nine children in 1972. It remained in the possession of the King family (prominent early settlers in the area), until the mid-1980s, when it was sold for development.<sup>(8)</sup>

According to a family member, it was Edward M. Beall who erected the existing house in the early 1900s, after demolishing the earlier structure on the site; he also moved the family graves to the Upper Seneca Baptist Church graveyard in Cedar Grove.<sup>(9)</sup> Tax records for the period corroborate this, showing an increase in "improvements" from \$950 in 1903 to \$1575 in 1904, indicating that the existing farmhouse was probably built between 1903 and 1904. Substantial increases in the value of improvements are listed in 1910, 1912 and 1923, when it may have been

enlarged. Also in 1923, a cow barn, a silo, and dairy building are listed for the first time. The value of the dwelling (according to the tax records) remained the same from 1923-1940, indicating that all the additions were probably in place by 1923.<sup>(10)</sup> According to members of the King family, the appearance of the house has not changed since 1940.

The farmhouse has been vacant since the 1950s, and dairying operations were suspended in the 1970s, but the property continues to be operated as a farm, as it has for over a century.

The history of the King family's settlement in the area dates from approximately 1798, when John Duckett King moved from southern Maryland to Damascus, settling in an area now known as Kings Valley. A tobacco grower and father of 14 children, John King was the founder of a family which has been actively engaged in farming in Montgomery County for at least five generations; King family dairying operations, in particular, have attracted national and international attention. As the obituary for Leslie King (who owned and operated the Hilton farm from 1961-1972 although he lived on a neighboring farm) noted:

".....(his) achievements in dairying were so significant that he was held by his fellow dairy farmers and breeders in the same high esteem and respect duly accorded a king in any land."<sup>(11)</sup>

The Hilton Farm has, essentially, remained in the same family since the mid-1800s, since the Purdums, Hiltons, Bealls and Kings were all related by marriage or birth. Early settlers in the area, they all contributed significantly to the growth and development of the county, particularly in the years when farming and dairying were its most important industries.

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#### Footnotes

1. A. Rebeck, "Twentieth Century Barns in Montgomery County", p.7.
2. Land Records, Montgomery County, Maryland, BS 8/333.
3. 1865 Martenet & Bond Map of Montgomery County, Maryland.
4. Judgement Record EBP 1/92, Montgomery County, Maryland
5. Tax Records, Second District, 1876, Montgomery County, Maryland
6. 1878 Hopkins Atlas.
7. T.H.S. Boyd, The History of Montgomery County, Maryland, pps.94 & 95
8. Land Records, Montgomery County, Maryland, EBP 5/384, TD 24/321, 735/336, 2814/599, 4452/44
9. Interviews with Jane and Douglas King, January 1990.
10. Tax Records, Second District, 1903-1940, Montgomery County, Maryland.
11. Leslie King obituary, Montgomery County Sentinel, Dec. 4, 1974.

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Attached

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**ACREAGE OF NOMINATED PROPERTY 111.07 acres

## VERBAL BOUNDARY DESCRIPTION

Attached

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

**11 FORM PREPARED BY**NAME/TITLE Lois Snyderman, Consultant

ORGANIZATION

Historic Preservation Commission

DATE

Feb. 1990

STREET &amp; NUMBER

51 Monroe Street

TELEPHONE

(301) 217-3625

CITY OR TOWN

Rockville

STATE

Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

G.M. Hopkins 1878 Atlas of Montgomery County, Maryland, Montgomery County Library, Rockville, Maryland.

History of Maryland 1812-1880, J. Thomas Scharf, 3 Volumes, Tradition Press, Hatboro, Pennsylvania, 1967.

Index to Montgomery County Wills, 1777-1941, County Courthouse, Rockville, Maryland.

Montgomery County Land and Equity Records, County Courthouse, Rockville, Maryland.

Montgomery County Tax Assessment Records, Second District, Hall of Records, Annapolis, Maryland.

History of Montgomery County, Maryland, T.H.S. Boyd, Regional Publishing Co., Baltimore, Maryland, 1972.

Interview with Jane King, January 1990.

Martenet & Bond's Map of Montgomery County, Maryland, 1865.

A. Rebeck, "Twentieth Century Barns in Montgomery County", files of the Historic Preservation Commission, Rockville, Maryland, undated.

M:13-18

10. Verbal Boundary Description - George W. Hilton Farm  
(13-18)

LSER8053FOLW2C1

PARCEL THREE:

Being part of the land recorded in said Liber 4452 at Folio 44.

BEGINNING FOR THE SAME at a point on the 6th or South 55° 30' 00" West 2046.00 feet line of the above described Parcel One, being located 808.25 feet from the beginning thereof; thence running with part of said line and with the extension of said line, the following course

- 1) North 55° 30' 00" East 1468.25 feet to a point; thence
- 2) North 08° 30' 00" West 330.00 feet to a point; thence
- 3) North 01° 00' 00" East 1179.75 feet to a point; thence
- 4) North 78° 15' 00" East 1183.98 feet to a point; thence
- 5) South 01° 00' 00" West 293.00 feet to a point; thence
- 6) North 77° 40' 00" West 115.15 feet to a point; thence
- 7) South 01° 00' 00" West 544.50 feet to a point; thence
- 8) South 77° 40' 00" East 367.11 feet to a point; thence
- 9) South 03° 15' 00" East 13.48 feet to a point; thence
- 10) South 00° 51' 06" West 523.46 feet to a point of curvature; thence
- 11) 22.31 feet along the arc of a curve deflecting to the right, having a radius of 2825.25 feet (Chord: South 01° 04' 40" West 22.31 feet) to a point; thence
- 12) North 80° 15' 00" West 213.95 feet to a point; thence
- 13) South 00° 30' 00" West 95.00 feet to a point; thence
- 14) South 80° 15' 00" East 211.00 feet to a point; thence
- 15) 909.17 feet along the arc of a curve deflecting to the right, having a radius of 2825.25 feet (Chord: South 12° 26' 28" West 905.26 feet) to a point; thence



14-13-18  
10. Verbal Boundary Description - George W. Hilton Farm  
(13-18)

122805375202

- 16) South 21° 39' 36" West 283.52 feet to a point of curvature; thence
- 17) 525.56 feet along the arc of a curve deflecting to the left, having a  
radius of 3454.19 feet (Chord: South 17° 18' 04" West 525.05  
feet) to a point; thence
- 18) South 22° 15' 00" West 260.46 feet to a point; thence
- 19) North 81° 00' 00" West 1447.88 feet to a point; thence
- 20) North 42° 30' 00" West 853.88 feet to the point of beginning,  
containing 112.70 acres, more or less.

DEC 3 1987

2.1- 22883  
23147

All taxes on assessments certified to  
Collector of Taxes for Montgomery Co.  
Md. by 12/3/87 have been paid Dep  
of Montgomery County, Md. This  
receipt is for the purpose of permitting  
registration and is not assurance against  
future taxation even for prior periods, nor  
does it guarantee satisfaction of outstand-  
ing tax sales

\$ 58,057.80 TRANSFER TAX PAID  
MONTGOMERY COUNTY, MARYLAND

DATE OF TRANSFER

286,538.55

596

Douglas D. Ewing

RECEIVED FOR TRANSFER  
State Department of  
Assessments & Taxation  
for Montgomery County

JAH # 3107

## MARYLAND HISTORICAL TRUST

1601595635

## INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

George W. Hilton Farm

AND/OR COMMON

L.C. King Farm

**2 LOCATION**

STREET &amp; NUMBER

Rte. 27 (Ridge Road)

CITY, TOWN

Clarksburg

VICINITY OF

(Brink)

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

Montgomery

**3 CLASSIFICATION****CATEGORY**

☐ DISTRICT  
☒ BUILDING(S)  
☐ STRUCTURE  
☐ SITE  
☐ OBJECT

**OWNERSHIP**

☐ PUBLIC  
☒ PRIVATE  
☐ BOTH

**PUBLIC ACQUISITION**

☐ IN PROCESS  
☐ BEING CONSIDERED

**STATUS**

☒ OCCUPIED  
☐ UNOCCUPIED  
☐ WORK IN PROGRESS

**ACCESSIBLE**

☒ YES: RESTRICTED  
☒ YES: UNRESTRICTED  
☐ NO

**PRESENT USE**

☒ AGRICULTURE ☐ MUSEUM  
☐ COMMERCIAL ☒ PARK  
☐ EDUCATIONAL ☒ PRIVATE RESIDENCE  
☐ ENTERTAINMENT ☐ RELIGIOUS  
☐ GOVERNMENT ☐ SCIENTIFIC  
☐ INDUSTRIAL ☐ TRANSPORTATION  
☐ MILITARY ☐ OTHER:

**4 OWNER OF PROPERTY**

NAME

Leslie C. King &amp; Sons

Telephone #:

STREET &amp; NUMBER

Kingstead Road

CITY, TOWN

Damascus

VICINITY OF

STATE, zip code

Maryland

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
 REGISTRY OF DEEDS, ETC

Montgomery County Courthouse

STREET &amp; NUMBER

Liber #:

Folio #:

CITY, TOWN

Rockville

STATE

Maryland

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR  
 SURVEY RECORDS

CITY, TOWN

STATE

**7 DESCRIPTION**

M:13-18

**CONDITION**

☐ EXCELLENT  
☒ GOOD  
☐ FAIR

☐ DETERIORATED  
☐ RUINS  
☐ UNEXPOSED

**CHECK ONE**

☐ UNALTERED  
☒ ALTERED

**CHECK ONE**

☒ ORIGINAL SITE  
☐ MOVED DATE \_\_\_\_\_

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

CONTINUE ON SEPARATE SHEET IF NECESSARY

# 8 SIGNIFICANCE

M:13-18

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL HUMANITARIAN
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This is a Victorian farmhouse, built in several sections. Unable to view close-up. but the two-story frame house may be that shown on the 1878 map as owned by George W. Hilton. Mr. Hilton was a prominent farmer and businessman in Clarksburg during the 19th Century.

Now a working dairy farm owned by the King family, who are nationally recognized dairy farmers.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

HISTORY OF MONTGOMERY COUNTY, MD. Boyds, 1879. p.p. 94, 95, 124, 125.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

Michael F. Dwyer, Senior Park Historian

ORGANIZATION

M-NCPPC

DATE

3/22/74

STREET & NUMBER

8787 Georgia Ave.

TELEPHONE

589-1480

CITY OR TOWN

Silver Spring

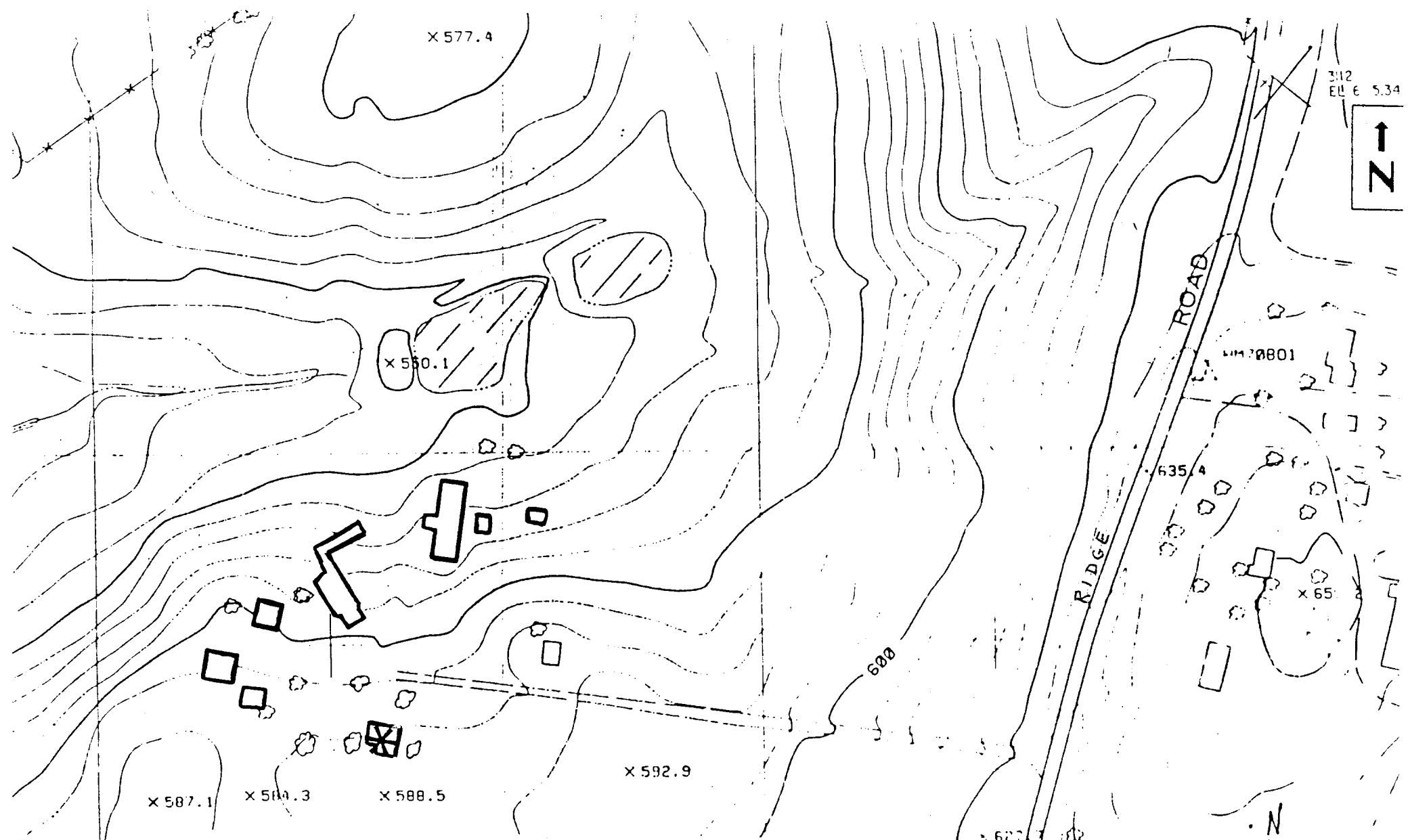
STATE

Maryland




The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

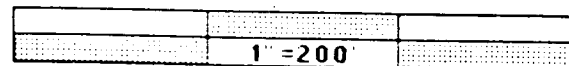


**Legend:**

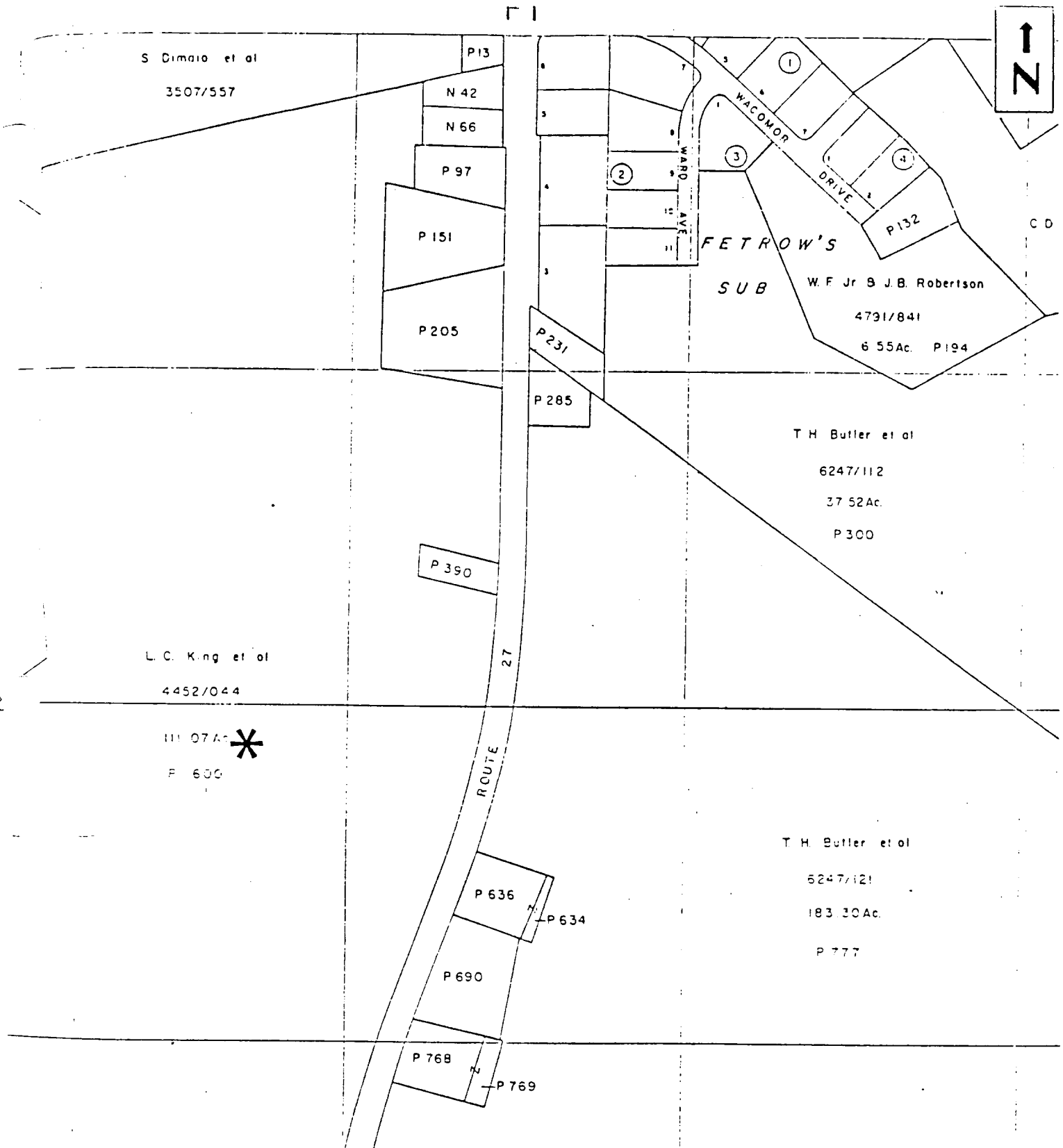
- \*  Primary Historic Structure
-  Outbuilding(s)
- \*  Historic Site

Contours are at 5' intervals.

Scale: 1" = 200'



*M: 13-18:* George W. Hilton Farm  
22222 Ridge Road  
Germantown, Maryland

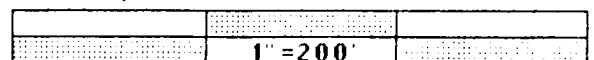


**Legend:**

\* Historic Parcel

**M: 13-18: George W. Hilton Farm  
22222 Ridge Road  
Germantown, Maryland**

Scale: 1"=200'







Hilton Farm

Site #M.13/18

22222 Ridge Road

Germanatown, MD

East Elevation

Lois Snyderman, 12/89



Hilton Farm

Site #H.13/18

22222 Ridge Rd

Germanstown, MD

West Elevation

Lois Snyderman, 12/89



Hilton Farm

Site #M.13/18

22222 Ridge Rd

Germantown, MD

South Elevation

Lois Snyderman, 12/89



Hilton Farm

Site #11: 13/18

22222 Ridge Rd

Germantown, MD

East Elevation

Lois Snyderman, 12/89





Hilton Farm

Site #M.13/18

22222 Ridge Rd

German town, MD

North Elevation

Lois Snyderman, 12/89



Hilton Farm

Site #M.13/18

22222 Ridge Rd

German town, MD

Outbuilding - East & North  
Bank Barn

Lois Snyderman, 1/90



Hilton Farm

Site #M: 13/18

22222 Ridge Rd

Germantown, MD

Outbuilding (S+E)-Bank Barn

Lois Snyderman, 12/89



Hilton Farm

Site #H.13/18

22222 Ridge Rd.

Germantown, MD.

Outbuildings - Dairy Barn,  
Silos

Lois Snyderman, 12/89





Hilton Farm

Site #13/18

22222 Ridge Road

Germantown, MD

Outbuildings (East) Corn Crib,  
Machine Storage  
Shed

Lois Snyderman 12/89



Hilton Farm

Site #M:13/18

22222 Ridge Road

Germanatown, MD

Outbuilding South Elevation

Lois Snyderman, 1/90



Hilton Farm

Site #M.13/18

22222 Ridge Rd

Germanatown, MD

Outbuilding North Elevation

Lois Snyderman 12/89



Hilton Farm

Site H.M. 13/18

22222 Ridge Rd.

Germanatown, MD

Outbuilding - South / East Elevations

Lois Snyderman, 12/89





Hilton Farm

Site #M: 13/18

22222 Ridge Rd

Germentown, MD

Outbuilding

Lois Snyderman, 12/89



Hilton Farm

Site #13/18

22222 Ridge Rd

Germantown, MD

OUT BUILDING- EAST ELEVATION

LOIS SNYDERMAN, 1/90



Hilton Farm

Site #13/18

22222 Ridge Rd

Germantown, MD

Out building - (South) Dairy Equipment

Lois Snyderman, 1/90



NAME M. # 13-18 GEORGE W. HILTON FARM (L.C. KING FARM)  
NOW

LOCATION RTE. 27, CEDAR GROVE, MD.

FACADE LOOKING W

PHOTO TAKEN 3/22/74 M. TOWYER